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Old Yonge Estates Ratepayers Association.
January 15, 1964.

Mr. F.H. Finnis,
Secretary and Research Director,
Royal Commission on Metropolitan Toronto,
Room 368,
Main Parliament Buildings,
Toronto 2, Ont.

Dear Sir:

We, the members of the Old Yonge Estates Ratepayers Association, hereby protest the unjust method of taxation as related to single family dwellings under the present Assessment Act.

The tax load on the homeowner has become little short of blackmail, taxes being levied that have little or no relation to services rendered by the municipality to our homes as year after year real property becomes less representative of the total income producing wealth of the Nation.

Proof of this statement is not hard to find anywhere in Metropolitan Toronto, as we discovered when we investigated some assessment figures on multiple dwellings, the following example being one taken at random but located in a strictly residential area on Upper Canada Drive in the York Mills area in North York. The tenants are in similar income brackets as persons living in single family homes within a quarter of a mile of the apartment house but tax-wise there is no comparison but shows rank discrimination and injustice insofar as the homeowner is concerned.

The total assessment on the apartment is $269,000. and taxes paid in 1962 were $14,955.54. The building contains one bachelor apartment which rents for $95.00 per month; seventeen one bedroom apartments which rent for $115.00 and thirty-six two bedroom apartments which rent for $145.00 a month. Garages are $10 a month additional. The average assessment per apartment is $5,000. and taxes approximately $277.00.

Taxes on a two-storey three bedroom home are $803.16, on a two bedroom bungalow $624.56, and on another three bedroom two-storey house $674.27.

Our contention is, it is no more the responsibility of the homeowner to pay the cost of Education, Health and Welfare, T.T.C. deficits, Hospital Tax, Parks and Recreation, Library Service, Metropolitan Roads, Sewers, etc., than other adults who live in a room or apartment, yet we are taxed twice or three times as much in order to subsidize high density populated areas which in themselves create problems.

Apartments in Metropolitan Toronto are big business, operating under Company Charters, but are not assessed as commercial, which they are, thereby avoiding a higher mill rate and a Municipal Business Tax simply because an ancient Assessment Act has never been amended to cover them. Hundreds of homeowners retired and living on small incomes, are taxed to subsidize those with larger incomes than themselves. Politicians cry, "The homeowner cannot stand any additional tax burden", but year after year increase the load.

We appeal to you, Sir, to recommend the necessary changes in our present tax structure so that all will pay their fair share of the tax burden, leaving the homeowner to pay for the services directly attributed to his home.

Representing 247 homeowners, we are, Dear Sir,

Yours very truly,

Signature,
B.L. Bill